

MEETING
OF THE
COMMITTEE ON ZONING
LANDMARK & BUILDING
STANDARDS

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TUESDAY, OCTOBER 3, 2017 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

NO. A-8321 (38th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4126

Common Address: 4001-4201 N Oak Park Ave

Applicant: Alderman Nicholas Spasato

Change Request: RS2 Residential Single-Unit (Detached House) to an Institutional Planned Development

NO. 19348-T1 (1st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6179

Common Address: 1838-44 N Western Ave

Applicant: Stepline Development LLC

Owner: Oden Properties LLC

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to rezone the property to B2-3 to allow the construction of a new mixed-use building, with a 3.13 Floor Area Ratio pursuant to the Transit-Served Location provisions of the Chicago Zoning Ordinance, as the Property is approximately 290 feet from the entrance of the CTA Station. The proposed building consists of approximately 2,030 square feet of ground floor commercial space, 9 residential dwelling units, 10 automobile parking spaces, 11 bicycle parking spaces and no loading berth. The proposed height of the building is 57 feet.

NO. 19349-T1 (1st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6180

Common Address: 1513 W Walton St

Applicant: EZMB, LLC

Owner: John and Myrna Garcia

Attorney: Daniel Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The applicant intends to construct a 3-story, three dwelling unit building with a basement. There will be a three (3) car garage at the rear of the property. The footprint of the building shall be approximately 20 feet by 75 feet 7 inches in size. The building height shall be 37 feet 8 inches high, as defined by code.

NO. 19350-T1 (1st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6181

Common Address: 1515 W Walton St

Applicant: EZMB, LLC

Owner: Cirilo Garcia aka Cirilo Garcia Camacho and Vincenta Hernandez Garcia

Attorney: Daniel Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The applicant intends to construct a 3-story, three dwelling unit building with a basement. There will be a three (3) car garage at the rear of the property. The footprint of the building shall be approximately 20 feet by 78 feet 7 inches in size. The building height shall be 37 feet 8 inches high, as defined by code.

NO. 19360 (1st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6191

Common Address: 1833 W Evergreen Ave

Applicant: Nathan Anderson and Sally Arundell

Owner: Nathan Anderson and Sally Arundell

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking to renovate and deconvert the existing three-story multi-unit residential building, into a single-family residence. Part of the renovation plan calls for the erection of a new three-story addition, at the rear of the existing three-story building. The proposed zoning change is required to permit the construction of the proposed three-story rear addition. The existing detached (block) garage will remain. The existing building, with proposed rear addition will measure 35 feet-0 inches in height and be masonry and glass in construction

NO. 19361 (1st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6192

Common Address: 529 N Bishop

Applicant: 525 Bishop LLC

Owner: 525 Bishop LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is proposing to develop the subject property with eighteen (18) residential townhouses. Each townhouse will be masonry in construction. The proposed home will be 36 feet. Onsite parking for two (2) cars will be provided in an attached garage located within each residential townhouse.

NO. 19362 (1st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6193

Common Address: 2528 N Fairfield Ave

Applicant: Joseph Robert Plonka and Mollie Kasper O'Mara

Owner: Joseph Robert Plonka and Mollie Kasper O'Mara

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking to undertake a complete rehabilitation of the existing two-story (with basement) building, in order to repair recently sustained fire damage, at the subject site. The existing building presently contains a total of two (2) dwelling units and is non-conforming under the current Zoning Ordinance. The proposed rehabilitation plan calls for the buildout of the existing attic/dormer - above the second floor, and the establishment of one (1) additional dwelling unit within the basement - for a total of three (3) dwelling units at the property. The proposed zoning change is required in order to bring the existing multi-unit (non-conforming) building into compliance under the current Zoning Ordinance, and to permit the proposed rehabilitation plan. The existing two-car detached garage will be razed, and a new surface parking pad, for three (3) vehicles, will be located at the rear of the building. The existing building, after rehabilitation, will be frame with aluminum siding, in construction and measure 37 feet-10 inches (approx.) in height

NO. 19371-11 (1st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6202

Common Address: 1327 N Wicker Park

Applicant: 1325 Wicker Park LLC

Owner: 1325 Wicker Park LLC

Attorney: Katriina McGuire

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: The Property will be developed with a three-story, 40.92 foot residential building with a basement with three dwelling units and two parking spaces on site

NO. 19343 (2nd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6174

Common Address: 1443 N Cleaver

Applicant: Richard Chagoyo

Owner: Richard Chagoya

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is proposing to develop the subject property with a new three-story single family home. The proposed home will be masonry in construction. The proposed home will be 34 feet 8 inches in height. Onsite parking for four (4) cars will be provided in an attached garage located at the rear of the subject lot.

NO. 19370-T1 (2nd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6201

Common Address: 2105-2115 W Calton Street

Applicant: Spiro Arsenis

Owner: Spiro Arsenis

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant is seeking to raze the existing building and to redevelop the property with a new three story old residential building

NO. 19365-T1 (11th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6196

Common Address: 617 West 18th Street

Applicant: Deanne Benos & Carlos Delgado

Owner: Deanne Benos & Carlos Delgado

Attorney: Sylvia Michas

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-3 Community Shopping District

Purpose: The Applicant plans to develop the property with a new four-story mixed use building containing an art gallery within the lower and ground floor levels and two (2) residential units within the second-fourth floor levels. The proposed development will also include two (2) on-site interior parking spaces. The proposed height of the building is 50'.

NO. 19366-T1 (11th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6197

Common Address: 3849-59 S Halsted St and 3856-58 S Emerald Ave

Applicant: Lakeside Bank and IL Banking Corporation

Owner: Chicago Title Land Trust Company Trust No. 10-1805

Attorney: Paul Kolpak

Change Request: RS3 Residential Single-Unit (Detached House) District and M1-2 Limited Manufacturing/ Business Park District to B1-2 Neighborhood Shopping District

Purpose: To construct a new 6,200 Square feet story financial establishment with drive-thru with customer services on the first floor and offices on the second floor. The height of the building will be 38 feet 0 inches. There will be 21 parking spaces. There will be 11 parking spaces on site and 10 parking spaces off site

NO. 19373 (21st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6217

Common Address: 8522 S Lafayette Ave

Applicant: 8522 S Lafayette (Chicago), LLC

Owner: 8522 S Lafayette (Chicago), LLC

Attorney: Ted Novak & Katie Jahnke Dale

Change Request: Commercial Institutional Planned Development No 1243 to Commercial Institutional Planned Development No 1243, as amended

Purpose: To allow warehousing, wholesaling and freight movement uses (including residential storage warehouses), shared kitchens, general retail and food and beverage retail sales, together with accessory and incidental uses.

NO. 19338 (22nd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6170

Common Address: 4214 W 26th St

Applicant: Chicago Title Land Trust Company as trustee under Trust Agreement dated June 7, 2017 and known as trust number 8002374964

Owner: Chicago Title Land Trust Company as trustee under Trust Agreement dated June 7, 2017 and known as trust number 8002374964

Attorney: Low Office of Mork Kupiec & Associates

Change Request: B3-2 Community Shopping District to C2-2 Motor Vehicle related Commercial District

Purpose: Demolish the existing building and allow auto sales establishment (used car lot); approximately 2,949 square feet of commercial space

NO. 19342 (25th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6173

Common Address: 1813 W 17th St

Applicant: Raul Hernandez, Judy Hernandez and Erico Hernandez

Owner: Raul Hernandez, Judy Hernandez and Erica Hernandez

Attorney: Low Office of Mark Kupiec & Associates

Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: To allow a second story addition to the existing Single Family House;
existing 2 car garage to remain; 2- story / height: 30 feet

NO. 19367-T1 (25th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6198

Common Address: 3204-3260 S Archer Ave and 3223-3233 S Wood St

Applicant: Skyriver Archer Development LLC

Owner: See application for owner

Attorney: Mara Georges

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood
Mixed-Use District

Purpose: One commercial building (approximately 3,600 sf) , 6 parking spaces; One
commercial building (approximately 7,428 sf) , 19 parking spaces; Two
mixed-use buildings each with first floor commercial space
(approximately 3,400 sf commercial space), 24 dwelling units , 27 parking
spaces, approximately 47 feet 8 inches high (to top of parapet) .

NO. 19368-T1 (25th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6199

Common Address: 3172-3178 S Archer Ave

Applicant: Skyriver Archer Development LLC

Owner: See application for owner

Attorney: Mara Georges

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood
Mixed-Use District

Purpose: A mixed-use building with first floor commercial space (approximately
3,400 sf) , 24 dwelling units, 32 parking spaces, approximately 47 feet 8
inches high (to top of parapet) .

NO. 19346 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6177

Common Address: 3411 W North Ave

Applicant: JMMN LLC

Owner: JMMN LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to bring the existing three-story (non-conforming) mixed-use building into compliance under the current Zoning Ordinance. The existing three-story mixed-use building contains approximately 5,520 square feet of commercial/retail space - at grade level, and four (4) dwelling units - above (two on each the 2nd and 3rd Floors). The zoning change will permit the interior renovation of the four (4) existing dwelling units, and the buildout of a used bookstore in one of the grade level retail spaces. The existing three-story building is masonry in construction and measures approximately 42 feet-0 inches in height. No physical expansion of the existing building is intended. There is and will remain surface parking for six (6) vehicles, at the rear of the building.

NO. 19351 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6182

Common Address: 2446 W Huron Street

Applicant: 2446 W Huron, Inc

Owner: 2446 W Huron, Inc

Attorney: Daniel Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The zoning change for this existing single-family home is required to legalize the roof level access room, which is greater than 170 square feet. The home currently exceeds the maximum floor area ratio and height requirement allowed under RS-3 zoning district. The footprint will not change. The new height of the single-family home is 34 feet 8 inches

NO. 19353 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6184

Common Address: 1357 N Rockwell St

Applicant: Robert Lucenti

Owner: Robert Lucenti

Attorney: Stephen Cleary

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi Unit District

Purpose: Building will have 4 dwelling units, there are 2 existing parking spaces and there will be no change in the number of parking spaces, there is and will be no commercial space, and the height of the building is 37 feet and will remain at that height

NO. 19358 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6189

Common Address: 1617 N Spaulding

Applicant: Arthur Kiwacz

Owner: Arthur Kiwacz

Attorney: Gordan & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi Unit District

Purpose: The Property will be used for 6 residential dwelling units with 6 parking. The property will be used for spaces, no commercial space.

NO. 19372 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6203

Common Address: 2150 N Avers Ave

Applicant: Tonette Navarro

Owner: Tonette Navarro

Attorney: Law Office of Samuel VP Bonks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking to undertake a complete rehabilitation of the existing two-story (with basement) residential building, which will include significant interior renovations to the three (3) existing dwelling units. The existing building is presently non-conforming under the current Zoning Ordinance. The proposed zoning change is required in order to bring the existing three-unit residential building into compliance under the current Zoning Ordinance, and - in turn, to permit the proposed renovation plan. No physical expansion of the existing building is intended or required. The existing two-car detached garage will remain, at the rear of the property. The existing building is and will remain masonry in construction and measures less than 38 feet-0 inches in height.

NO. 19337 (27th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6169

Common Address: 608-610 N Kedzie Ave

Applicant: Terrance Klees

Owner: Terrance Klees

Attorney: Thomas Maare

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: To permit contractors/ construction storage yard

NO. 19341 (27th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6214

Common Address: 838-40 W Grand

Applicant: Chicago Title Land Trust Company as Successor Trustee to the First Colonial Trust Company as Trustee under Trust Agreement #5419 dated October 5, 1989

Owner: Chicago Title Land Trust Company as Successor Trustee to the First Colonial Trust Company as Trustee under Trust Agreement #5419 dated October 5, 1989

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RM-5 Multi Unit District to DX-3 Downtown Mixed Use District

Purpose: To allow the existing commercial units on the ground floor to continue (approximately 2,000 sq.ft. of commercial space; existing 4 dwelling units will remain; no existing parking; existing height 3 story, no change proposed

NO. 19345 (27th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6176

Common Address: 640-740 W Chicago Ave and 801-843 N Halsted St.

Applicant: Riverside/ 700 West Investors, LLC

Owner: IL-700 W Chicago Ave, LLC

Attorney: John George/ Chris Leach

Change Request: DS-5 Downtown Service District and M3-3 Heavy Industry District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to a Waterway Residential Business Planned Development

Purpose: The proposed development consists of phased development containing three office buildings and one residential building with the Phase I being a 12 story 220 foot tall office building containing approximately 450,000 square feet with retail on the ground floor and accessory parking below grade

NO. 19374 (27th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6218

Common Address: 1114-1128 W Chicago 800-818 N Milwaukee Ave

Applicant: 1505 Milwaukee LLC

Owner: See application for owner

Attorney: Katie Jahnke Dale

Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C1-2 Neighborhood Commercial District to the C1-5 Neighborhood Commercial District then to a Residential-Business Planned Development to permit the construction of a 7-story building containing up to 106 residential units, 18 parking spaces and ground floor commercial uses.

NO. 19352 (31st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6183

Common Address: 2858 N Long Ave

Applicant: Sumit Basu

Owner: Sumit Basu

Attorney: Timothy Rowells

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: 3-unit residential apartment building. Adding 3rd dwelling unit in existing building no change in height .

NO. 19355 (31st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6186

Common Address: 2705-07 N Hamlin Ave

Applicant: Donald Pasek

Owner: Donald Pasek and William Reynoso

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The resulting north lot at 2707 N Hamlin will be used as three residential dwelling units, provide two parking spaces and maintain the existing height. The resulting south lot will be used as three residential units, provide three parking spaces and reach a height of 38 feet. No commercial is proposed for either lot

NO. 19347 (32nd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6178

Common Address: 2149 N Oakley Ave

Applicant: Marc and Lynda Horwitz

Owner: Marc and Lynda Horwitz

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicants are seeking a zoning change in order to permit the erection of a one-story vertical addition, to the existing two-story single-family residence, of the subject site. The existing detached two-car detached garage, with roof deck, will remain unchanged. The proposed new addition will be masonry in construction, to match the remainder of the existing building. Once completed, the existing building - with one-story vertical addition, will measure 37 feet-8 inches (approx.) in height.

NO. 19336 (33rd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6168

Common Address: 3255 W Leland Ave

Applicant: Aaron Franceschi

Owner: Aaron Franceschi

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant seeks to construct 1 dwelling unit in the existing ground floor of a 3 story 2 dwelling unit building 30 feet in height for a total of 3 dwelling units and 3 parking spaces

NO. 19339 (35th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6171

Common Address: 3131 N Central Park Ave

Applicant: Bluehouse Property Management LLC Central Park

Owner: Bluehouse Property Management LLC Central Park

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To allow an additional dwelling unit (basement) within the existing 2 ½ story residential building, for a total of 3 dwelling units within the existing building; no commercial space; existing 2 car garage to remain; existing height / no change proposed

NO. 19356 (36th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6187

Common Address: 5907 W Waveland Ave

Applicant: Maria Vera

Owner: Maria Vera

Attorney: Gordon & Pikorski

Change Request: RS2 Residential Single-Unit (Detached House) to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The property will be used for two residential dwelling units with two parking spaces, no commercial space and the existing two story height to be maintained.

NO. 19340 (39th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6172

Common Address: 4845 N Keystone Ave

Applicant: Walton Builders Inc

Owner: Walton Builders Inc

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 6 dwelling unit residential building: 8 parking spaces: no commercial space: 3 story, height 33'-10"

NO. 19354 (40th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6185

Common Address: 2023 W Balmoral Ave

Applicant: Robert Cooper

Owner: Robert Cooper

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The property will be used for three residential dwelling units with two parking spaces, no commercial space and the existing two story height to be maintained

NO. 19369 (40th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6200

Common Address: 2515-2519 W Lawrence Ave

Applicant: Jimzs Series One, LOLC 2515 W Lawrence Ave

Owner: Jimzs Series One, LOLC 2515 W Lawrence Ave

Attorney: Richard Kruse

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: First floor is a 2400 square foot medical office with 9 dwelling units above, and an addition of a fifth floor which will be used for accessory recreation facility for the 9 dwelling units. The Building will be 60' in height and have a total of 18 parking spaces

NO. 19375 (42nd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6219

Common Address: 2 N Riverside Plaza

Applicant: See application

Owner: See application

Attorney: Rich Klawiter and Katie Jahnke Dale

Change Request: DC-16 Downtown Core District to Central Area Parking and Waterway Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DC-16 Downtown Core District to a Central Area Parking and Waterway Business Planned Development to permit non-accessory parking within an existing 26-story commercial/office building located within the Central Area Parking District. The building will contain retail and office uses, accessory parking, non-accessory parking, together with accessory and incidental uses.

NO. 19363 (41st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6194

Common Address: 6250 N Northwest Hwy

Applicant: CSE Development Inc

Owner: See application for owner

Attorney: Thomas Moore

Change Request: M1-1 Limited Manufacturing/ Business Park District to M1-2 Limited Manufacturing/ Business Park District

Purpose: Applicant seeks to build a 3 story self-storage warehouse with a height of 38 feet with 3 indoor and 2 outdoor parking spaces.

NO. 19364-T1 (44th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6195

Common Address: 3120-22 N Broadway Ave

Applicant: Icon Broadway Partners LLC

Owner: Icon Broadway Partners LLC

Attorney: Paul Kolpak

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The proposed property shall be a 4-story residential building with commercial space and one dwelling unit on the first floor and eighteen (18) residential dwelling units on the 2nd - 4th floor. The building height will be 44 feet and 5 inches and 49 feet 8 inches with elevation. The building proposes to increase floor area ratio from 3.0 to 3.15 and reduce minimum off street parking ratio for the uses up to 100 percent. The proposed development qualifies as a Transit served location, and is located on a pedestrian retail street that is 2,432 feet from the Belmont CTA Station.

NO. 19357 (45th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6188

Common Address: 5031 W Irving Park Road

Applicant: Tim Pomaville

Owner: Tim Pomaville

Attorney: Gordon & Pikarski

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The property will be used for three residential dwelling units with three parking spaces, no commercial space and a height of 27 feet 4 inches

NO. 19359 (45th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6190

Common Address: 5032 W Agatite Ave

Applicant: Adam Leja

Owner: Adam Leja

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The property will be used for three residential dwelling units with three parking spaces, no commercial space and the existing height to be maintained

NO. 19344 (47th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6175

Common Address: 5019-5021 N Ashland Ave

Applicant: 5019-5021 N Ashland Ave LLC

Owner: 5019-5021 N Ashland Ave LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking to undertake a renovation of the existing three story (with basement) building, at the subject site, which will include the build-out of one (1) additional dwelling unit within the basement of the building. The existing three-story (with basement) residential building presently contains a total of six (6) dwelling units, between the 1st -3rd Floors - and, is therefore, non-conforming under the current Zoning Ordinance. The renovation plan calls for the build-out of one (1) additional dwelling unit, within the basement of the existing building. The proposed zoning change is required in order to bring the existing (non-conforming) building into compliance under the current Zoning Ordinance and to permit the location and establishment of one (1) additional dwelling unit within the basement there are currently, and will remain, three (3) surface parking spaces - located at the rear of the building. The existing building measures, and will continue to measure, 42 feet- 0 inches (approx.) in height

NO. 19376-T1 (47th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6175

Common Address: 5050-5048 N Clark Street

Applicant: Chicago Magic Lounge, LLC

Owner: 5048 N Clark LLC

Attorney: Kevin R Molloy

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District

Purpose: To operate a cabaret style theater with performances of up close and stage magic with approx. 5,980 sq.ft.